



Ashchurch Grove, London, W12  
Guide Price £1,795,000

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A rare opportunity to purchase this attractive Victorian villa, situated on one of the most sought-after roads in W12. The property offers great potential to extend, to create a wonderful family house, subject to the usual planning consents.

Located on the favoured west side of the road with generous front garden and a fabulous 70' west-facing garden - one of the largest on the street - the house is arranged over two floors with the accommodation comprising a 19' reception room with a large bay window that leads into a snug/study area which has doors leading out to the garden, a separate dining room, a fitted kitchen, a ground floor shower room and WC, a utility room, four bedrooms, a family bathroom and a cellar. The garden also has a 15'9x10'8 garden room/workshop.

Precedent is set in the street to add an additional floor with potential for two further bedrooms and a bathroom, whilst the ground can be extended to create a large kitchen/family room which would open onto the garden.

Ashchurch Grove is a tree-lined cul-de-sac just off the bustling Askew Road with its variety of independent cafes, shops and restaurants and moments away from Ravenscourt Park. Transport links include Ravenscourt Park and Stamford Brook (District Line) stations, and frequent buses along the Goldhawk Road. Westfield London, with its own retail, restaurant, leisure and transport facilities, is nearby. Offered for sale with no onward chain.



# Ashchurch Grove, W12

Approximate gross internal area

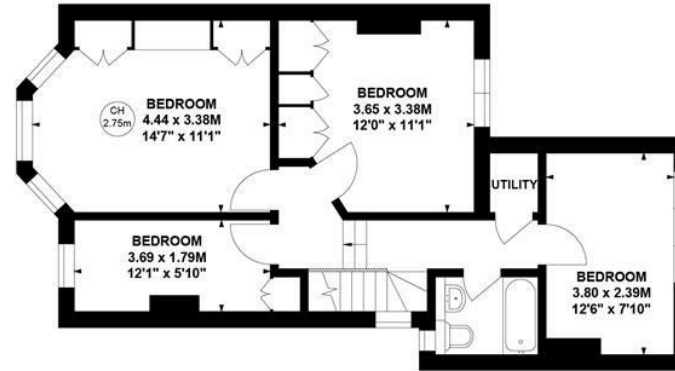
140.94 sq m / 1517 sq ft

(Including Outhouse/Workshop)

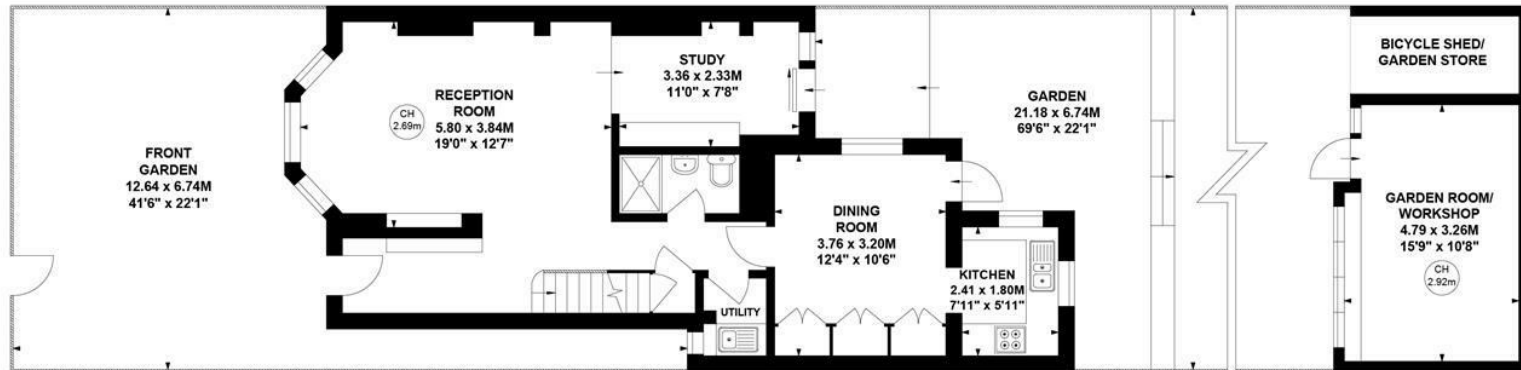
Outhouse/Workshop : 15.10 sq m / 163 sq ft

Key :

CH - Ceiling Height



First Floor



Ground Floor



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- Attractive Victorian Villa
- Potential to extend STPP
- Sought after cul-de-sac

- Fabulous 70' west-facing garden
- Four beds/two baths
- No onward chain

Tenure - Freehold  
Local Authority - Hammersmith and Fulham  
Council Tax - Band G

